

Wyman-Hurld Elementary School

City Council / School Committee Meeting - September 22, 2014



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Potential Sites



71 Wyman Street



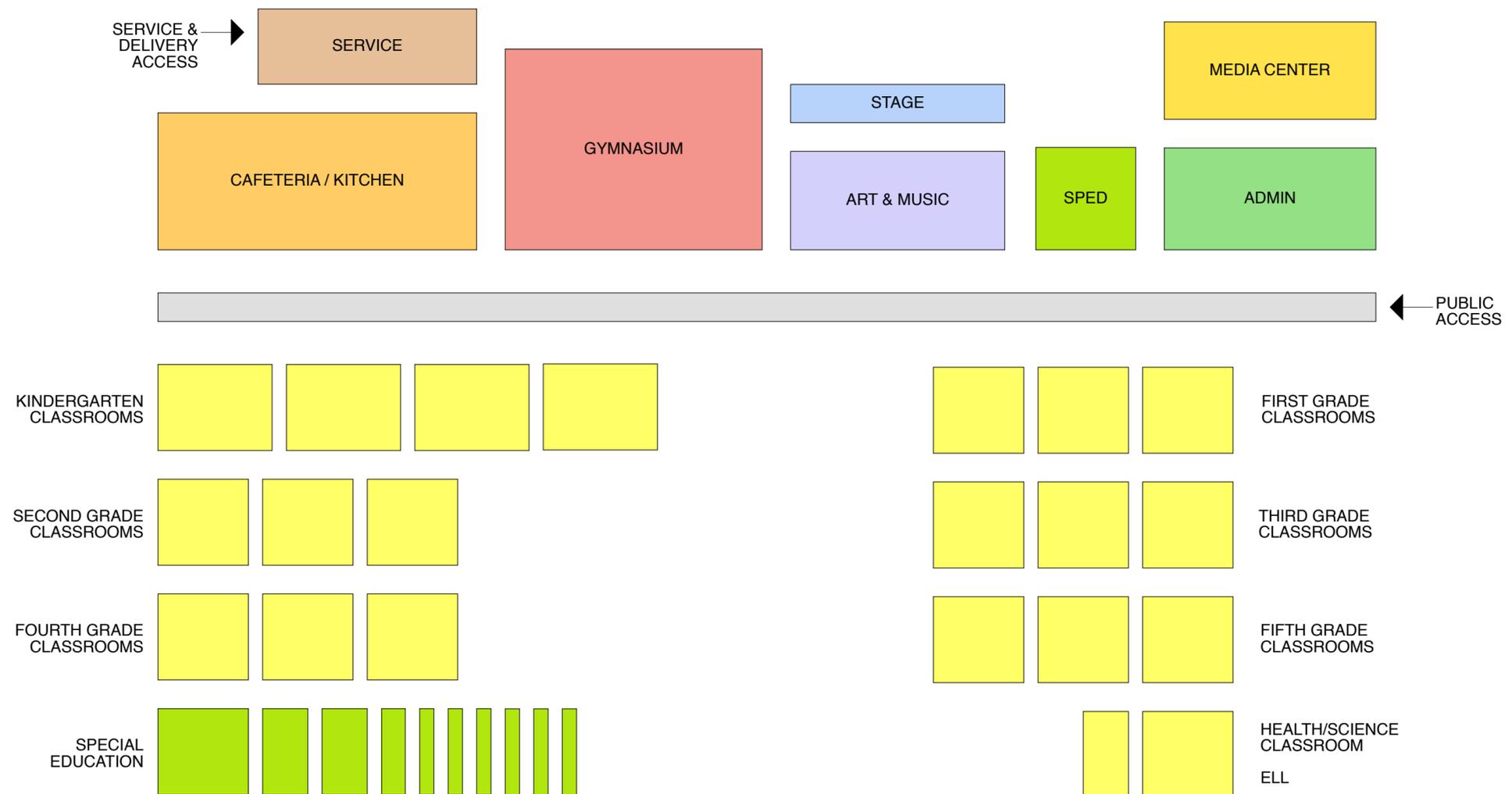
Hurld School Site



41 Wyman Street

Educational Program | K-5

- Special Education
- 21 Classrooms
- Gymnasium
- Cafetorium
- Library
- Music
- Art
- 70,700 GSF

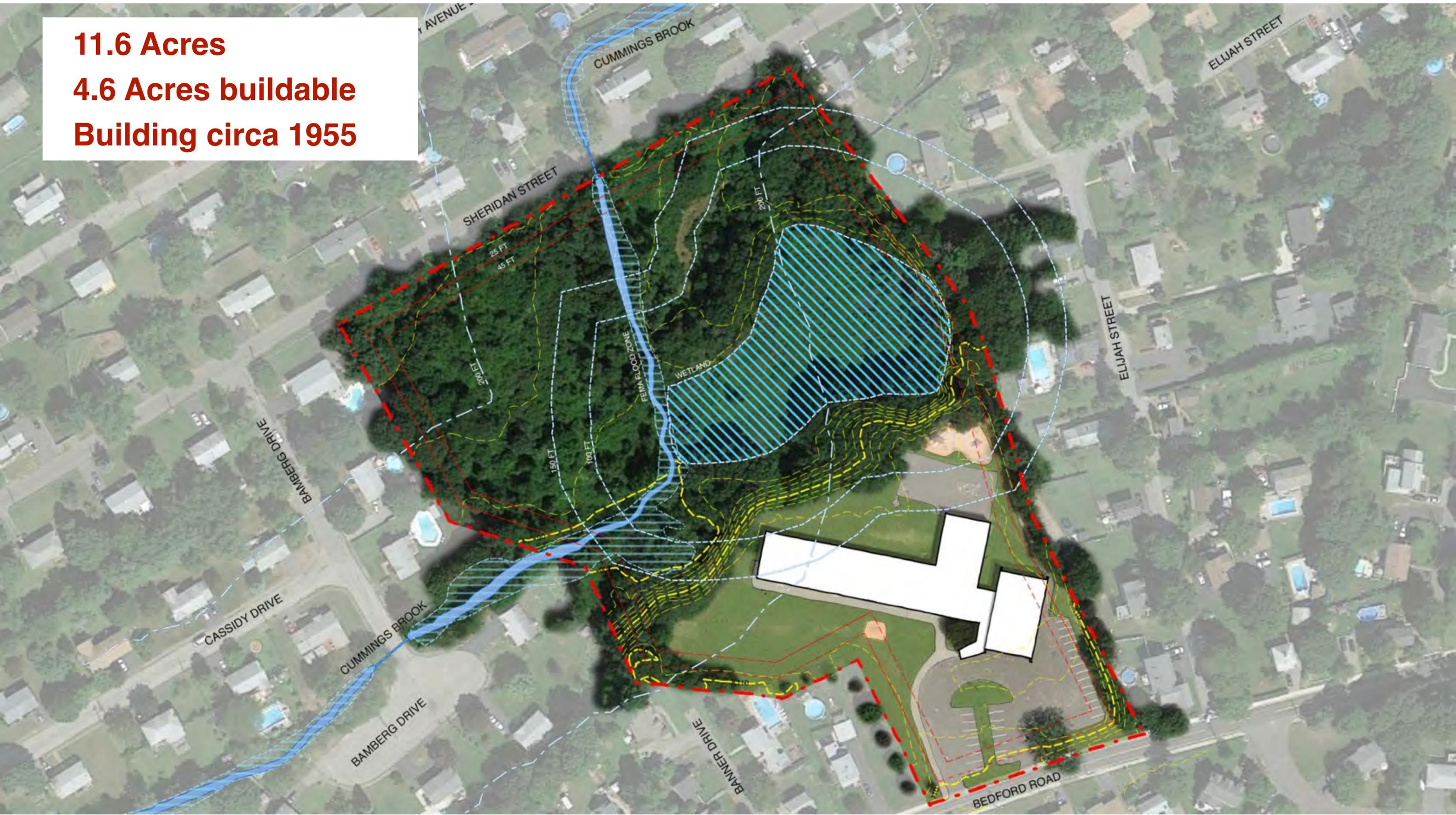


Hurld School Site | Existing Site

11.6 Acres

4.6 Acres buildable

Building circa 1955



Hurld School Site | 3-Story Concept

410 students

3 story new school



Hurld School Site | 3-Story Concept



First Floor Plan



Third Floor Plan



Second Floor Plan

LEGEND

| | |
|--------------|-------------------|
| Yellow | CLASSROOM |
| Light Green | SPECIAL EDUCATION |
| Orange | LIBRARY |
| Purple | ART/MUSIC |
| Blue | STAGE |
| Red | GYMNASIUM |
| Light Orange | KITCHEN/CAFETERIA |
| Green | ADMINISTRATION |
| Brown | BUILDING SERVICES |
| White | CIRCULATION |

41 Wyman Street Site | Existing Site

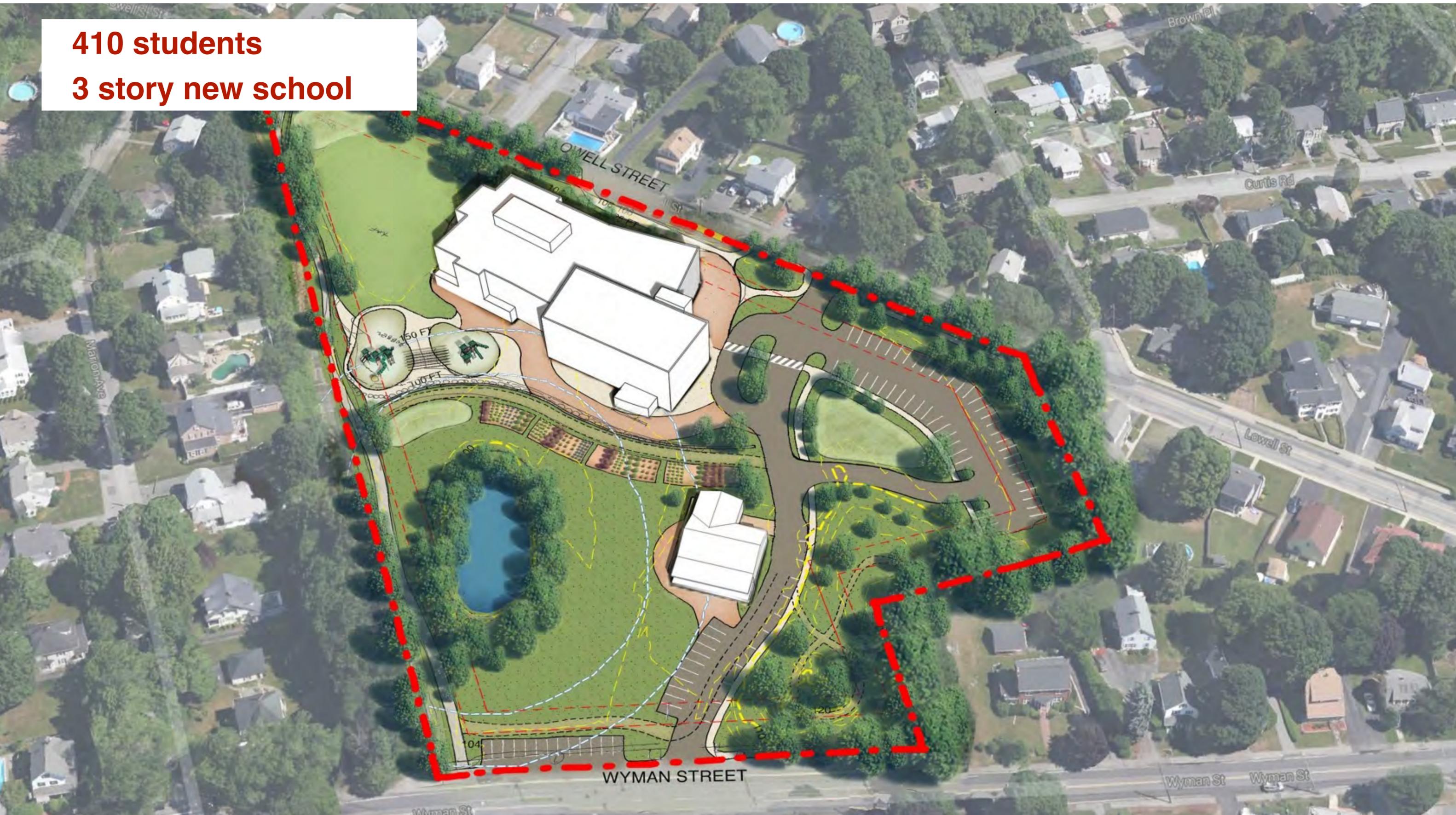
7.5 Acres



41 Wyman Street Site | 3-Story Concept

410 students

3 story new school



41 Wyman Street Site | 3-Story Concept



Third Floor Plan



Second Floor Plan

| LEGEND | |
|-------------------|-------------------|
| [Yellow Box] | CLASSROOM |
| [Light Green Box] | SPECIAL EDUCATION |
| [Orange Box] | LIBRARY |
| [Purple Box] | ART/MUSIC |
| [Blue Box] | STAGE |
| [Red Box] | GYMNASIUM |
| [Brown Box] | KITCHEN/CAFETERIA |
| [Green Box] | ADMINISTRATION |
| [Tan Box] | BUILDING SERVICES |
| [White Box] | CIRCULATION |

Potential Alternative Site Uses



41 Wyman Street

- Community Use
- Recreation
- Park setting



Hurd School Site

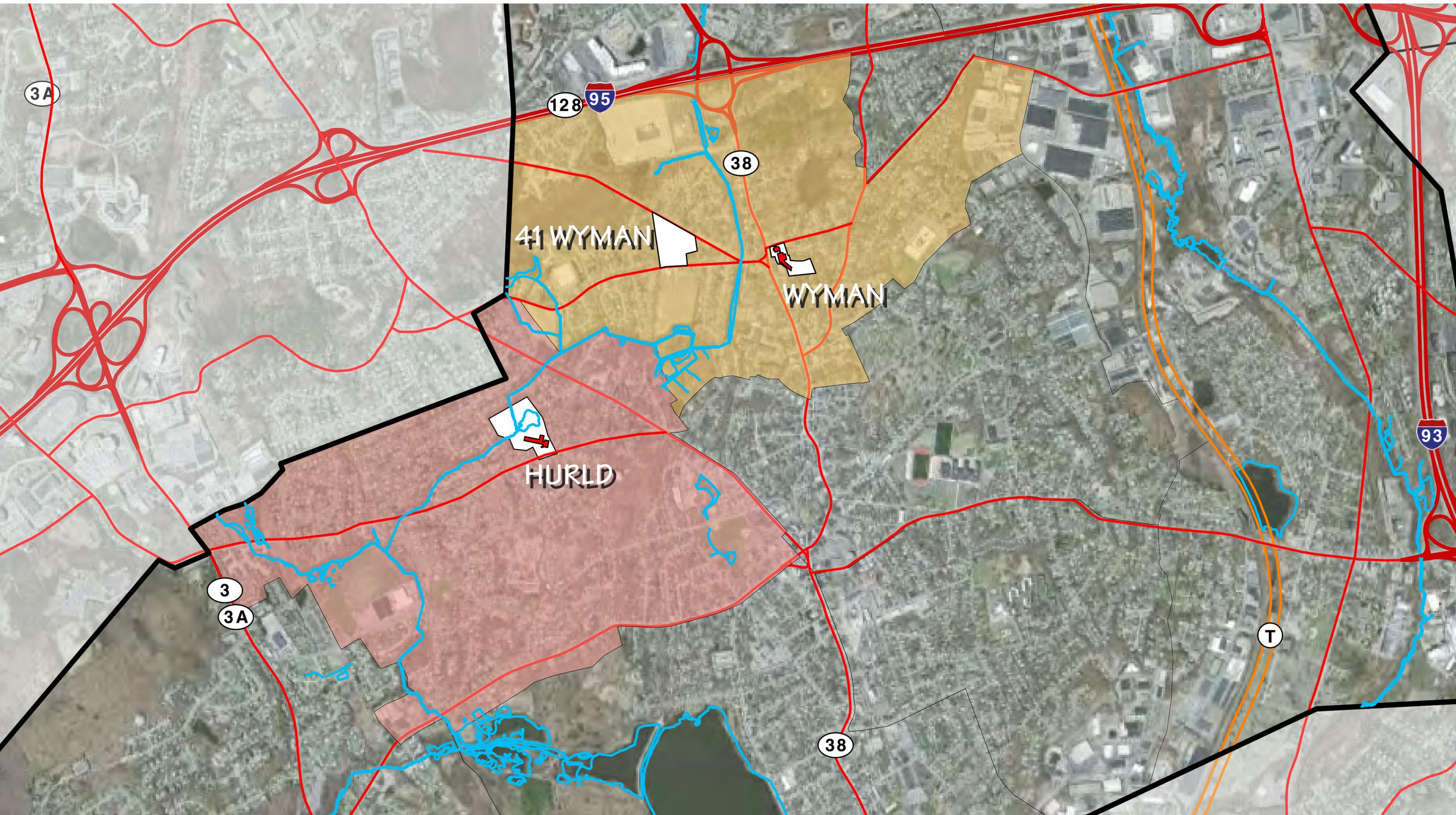
- Park setting
- Nature trails
- Housing



Wyman School Site

- Park setting
- Housing
- Municipal Use

Wyman-Hurld District



Preferred Site Comparison



41 Wyman Street

- City Owned
- Multiple Access Points
- Central / Neutral Location
- Swing Space Not Required
- Enhanced Community Asset
- High Water Table



Hurd School Site

- City Owned
- Existing School Site
- Limited Frontage
- Limited Play Fields
- Academic Disruption - 2 Years
- Swing Space Costs (Clapp)

Next Steps

- SBC Meeting - September 30th
- MSBA Submit Preferred Option - October 2nd
- MSBA Approval of Preferred Option - November 19th

Site Evaluation

| SITE EVALUATION SUMMARY | | | | | |
|--|------------|--------------|--------------|--------------|--------------|
| Criteria | Max. Value | Hurd | 71 Wyman | 41 Wyman | Wyman |
| 1. LOCATION | 25 | 16.25 | 20.25 | 18.88 | 12.75 |
| 1.1 Geographic Location / Demographics | 5 | | | | |
| 1.2 Neighborhood | 5 | | | | |
| 1.3 Transportation | 5 | | | | |
| 1.4 Zoning | 5 | | | | |
| 1.5 Community / Political | 5 | | | | |
| 2. ACCESSIBILITY | 10 | 6.25 | 7.38 | 8.88 | 3.13 |
| 2.1 Vehicular | 5 | | | | |
| 2.2 Barrier Free / Sidewalks | 5 | | | | |
| 3. PARCEL SIZE | 10 | 6.25 | 5.88 | 9.13 | 1.38 |
| 3.1 Adequate Size | 5 | | | | |
| 3.2 Parcel Configuration | 5 | | | | |
| 4. ENVIRONMENTAL / HISTORICAL | 10 | 6.75 | 7.50 | 6.50 | 7.50 |
| 4.1 Wetlands / Floodplains | 5 | | | | |
| 4.2 Pollution | 5 | | | | |
| 5. SITE DEVELOPMENT | 20 | 16.25 | 17.25 | 15.50 | 13.38 |
| 5.1 Utilities | 3 | | | | |
| 5.2 Topography | 3 | | | | |
| 5.3 Soils | 3 | | | | |
| 5.4 Stormwater Management | 5 | | | | |
| 5.5 Hazardous Materials | 3 | | | | |
| 5.6 Costs | 3 | | | | |
| 6. AVAILABILITY | 12 | 12.00 | 2.75 | 11.75 | 10.38 |
| 6.1 Ownership | 4 | | | | |
| 6.2 Availability | 4 | | | | |
| 6.3 Acquisition | 4 | | | | |
| 7. PHASED CONSTRUCTION | 13 | 2.38 | 13.00 | 13.00 | 0.50 |
| 7.1 Phased Construction | 13 | | | | |
| TOTAL | 100 | 66.13 | 74.00 | 83.63 | 49.00 |

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